

BOROUGH OF WASHINGTON, WARREN COUNTY, NEW JERSEY
BOARD OF ADJUSTMENT MINUTES
APRIL 23, 2013

Chairman Vitalos led the members of the Board in the flag salute and read the Open Public Meetings Act into the Record.

Roll Call: Carroll, Durfee, Mangiacotti, Post, Vitalos, Eller – 6 Present
Absent: Bukow
Vacancy: 2 Vacancies
Also Present: Gene Weber, Board Engineer
Steven Gruenberg, Board Attorney
Patricia Titus, Clerk

MINUTES:

Regular Meeting – February 26, 2013

Chairman Vitalos entertained additions or corrections to the minutes. No comments on the minutes. It was moved by Eller, seconded by Mangiacotti, that the minutes of the regular meeting held on February 26, 2013, be approved as presented.

Roll Call: Carroll, Durfee, Mangiacotti, Post, Vitalos, Eller –
Ayes: 4, Nays: 0, Abstained: 2(Durfee,Post)
Motion carried

RESOLUTIONS:

There were no resolutions at this meeting.

APPLICATIONS:

Redeemed Christian Church of God-Conditional Use & Bulk Variance: completeness hearing

Alan Lowcher represented the applicant. The applicant is in the process of purchasing the former St. Joseph's Church on Belvidere Avenue. Their intention is to restore it to its former use as a church. There will be no changes to the building, parking lot or property. They intend to remove the play area in the rear of the building. The use as a church is permitted in the zone. The lot is undersized with a minor front setback deficiency.

There is a meeting on Friday with the zoning officer regarding site plan waiver. The review letter dated 4/12/13 was received from Gene Weber. The applicant asks the Board to deem complete tonight but wants to bifurcate the application if a site plan is needed. Photos, a variance plan and architectural drawings were provided.

Attorney Gruenberg stated that it is within the Board's purview to bifurcate: 1) hear use variance testimony first; 2) if needed, hear minor site plan later.

Motion by Eller, seconded by Post to permit the applicant to bifurcate the application and deem variance application complete. If site plan is required, then the application will be deemed a minor site plan.

Roll Call: Carroll, Durfee, Mangiacotti, Post, Vitalos, Eller –
Ayes: 6, Nays: 0, Abstained: 0
Motion carried

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The public hearing is scheduled for May 28, 2013. Minor site plan will be put in notice in case it is needed.

REPORTS:

There were no reports at this meeting.

COMMUNICATIONS:

None

REMARKS: None

ADJOURNMENT:

Hearing no further business to come before the Board, a motion was made by Post, seconded by Eller, that the meeting be adjourned at 8:20 pm. All in favor.

Ayes: 6, Nays: 0

Motion carried.

Respectfully submitted,

Frank Mangiacotti, Secretary